# DEL CAMINO JUNCTION BUSINESS PARK 5th MINOR PLAT

A REPLAT OF LOTS 3A AND 3B, DEL CAMINO JUNCTION BUSINESS PARK SECOND MINOR PLAT, LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M. TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

OWNER'S APPROVAL AND DEDICATION

Know all men by these presents, that the undersigned Agra Holdings LP being the owner of the land

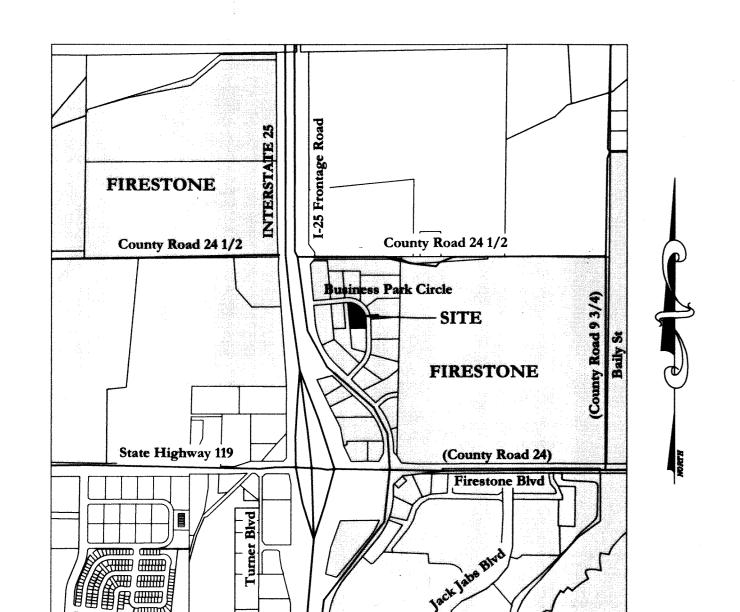
Lots 3A and 3B, Del Camino Junction Business Park Second Minor Plat, as recorded May 23, 2006 as Reception No. 3390255 of the Records of Weld County, located in the West Half (W1/2) of the Southwest Quarter (SW1/4) of Section Two (2), Township Two North (T.2N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Firestone, County of Weld, State of

Said parcel contains 1.327 acres, more or less and is subject to all easements and rights-of-way now of record or existing or indicated on this plat.

Have laid out, subdivided and platted said land as per drawing hereon contained under the name and style of Del Camino Junction Business Park Fifth Minor Plat, a subdivision of a part of the Town of Firestone, County of Weld, State of Colorado, and by these presents do hereby dedicate to the Town of Firestone the streets, avenues and tracts as shown on the accompanying plat for the public use thereof forever, do further dedicate to the use of the Town of Firestone and all serving public utilities (and other appropriate public entities) those portions of said real property which are so

It is expressly understood and agreed by the undersigned that all expenses and costs involved in constructing and installing sanitary sewer system works and lines, water system works and lines, gas service lines, electrical service works and lines, storm sewers and drains, street lighting, grading landscaping, curbs, gutters, street pavement, sidewalks, and other such utilities and services shall be auaranteed and paid for by the subdivider or arrangements made by the subdivider therefore which are approved by the Town of Firestone, Colorado, and such sums shall not be paid by the Town of Firestone, and that any item so constructed or installed when accepted by the Town of Firestone shall become the sole property of said Town of Firestone, Colorado, except private roadway curbs, gutter and pavement and items owned by municipally franchised utilities, other serving public entities and/or QWEST, INC., which when constructed or installed shall remain and/or become the property of such municipally franchised utilities, other servicing public entities, and/or QWEST, INC. and shall not become the property of the Town of Firestone, Colorado.

NOTARIAL CERTIFICATE STATE OF COLORADO)

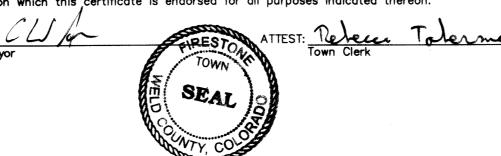


**VICINITY MAP** 

SURVEYOR'S STATEMENT

I, Lawrence S. Pepek, a Colorado Registered Professional Land Surveyor, do hereby state that this Minor Plat was prepared from a surveyor performed by me or under my direct supervision, and that the Minor plat is an accurate perfection of the subdivision.

this 22 day of February, 20 12, by Resolution No. 12.04 Mayor of the Town of Firestone on behalf of the Town of Firestone, hereby acknowledges said Plat



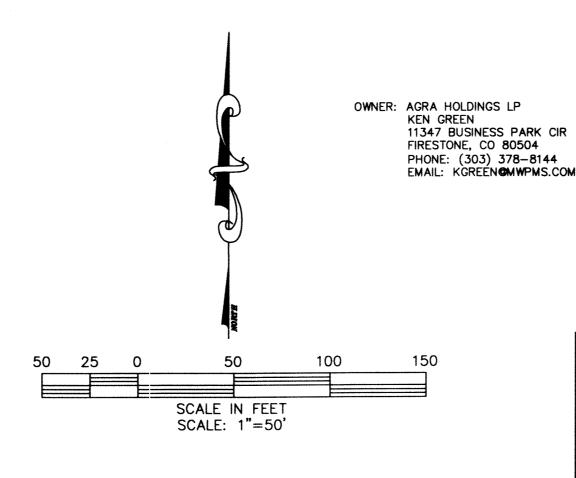
This survey does not constitute a title search by King Surveyors Inc. to determine ownership or easements of record. For all information regarding easements, rights—of—way and title of records, King Surveyors Inc. relied upon Title Commitment Number 515—F0396935—170—TVO, dated December 14, 2011 as prepared by Fidelity National Title Insurance Company to delineate the aforesaid

According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown

## BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of Lot 3, Block 2, Del Camino Junction Business Park P.U.D., as bearing North 04'38'30" West, a distance of 323.46 feet with all other bearings herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING	
C1	358.00'	230.00'	89"10'56"	322.94'	S44*51'45"E	
C2	20.82'	230.00	511'13"	20.81	N87*57'11"E	

SURVEYOR: KING SURVEYORS, INC. LARRY PEPEK 650 GARDEN DRIVE WINDSOR, CO 80550 PHONE: (970) 686-5011 EMAIL: LARRYPOKINGSURVEYORS.COM

# **LEGEND**

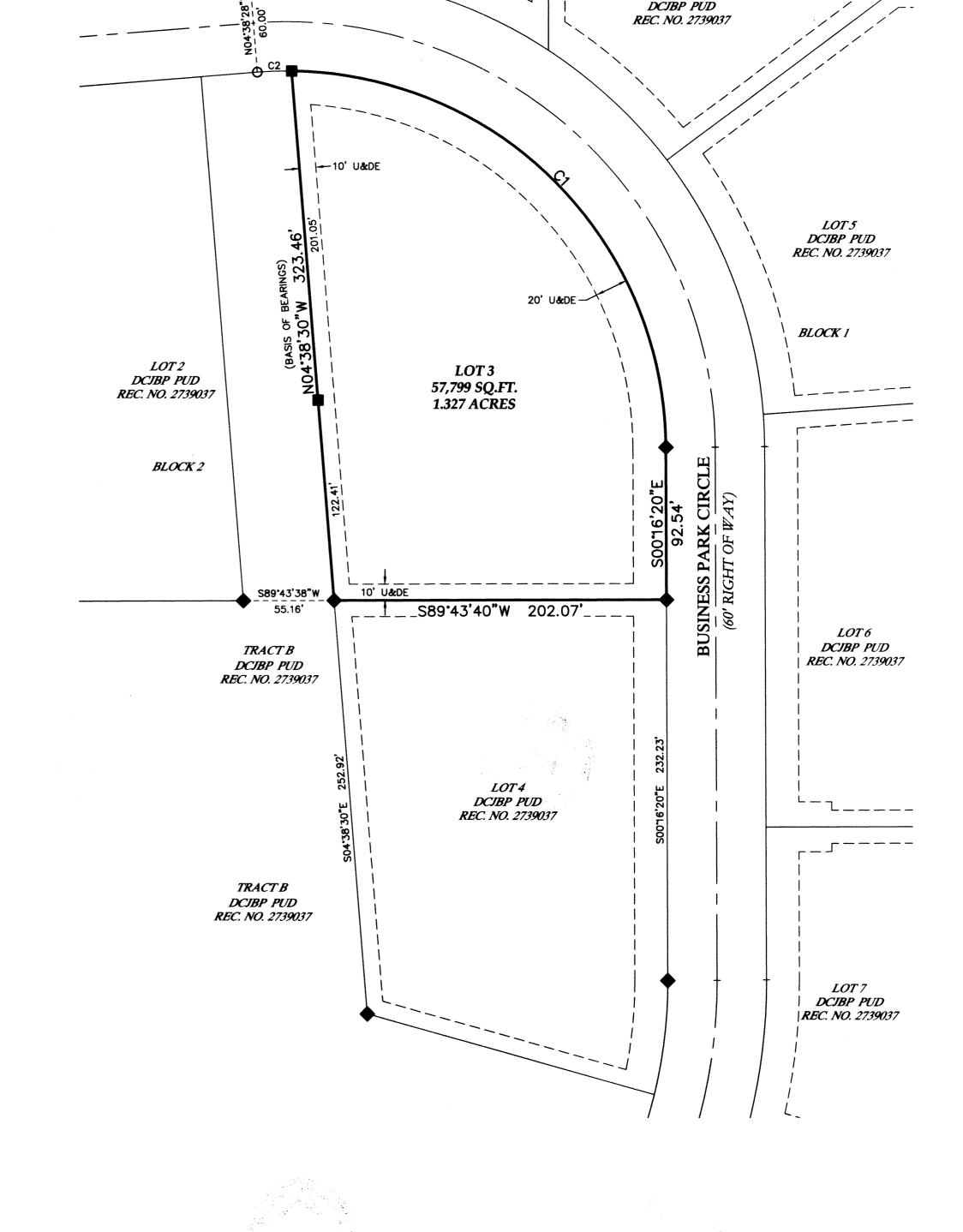
 PROPERTY LINE			
FOUND ALIQUOT CORN			

---- EASEMENT

- SET ALIQUOT CORNER AS DESCRIBED
- FOUND #4 REBAR WITH A ORANGE PLASTIC CAP STAMPED
- FOUND #4 REBAR WITH A
- RED PLASTIC CAP STAMPED LS 17662
- SET 24" OF #4 REBAR WITH A
- ORANGE PLASTIC CAP STAMPED KSI, LS 33642

O CALCULATED POSITION

U&DE UTILITY & DRAINAGE EASEMENT A,U&DE ACCESS, UTILITY & DRAINAGE EASEMENT



REC. NO. 2739037

# LAND USE

DCJBP PUD

REC. NO. 2739037

**OPEN SPACE/PARKS** STREETS RIGHT-OF-WAYS 0 ACRES **LOT 1.327 ACRES** 1.327 ACRES (100%)

Firestone Information Block Name of Submittal: DCJBP 5th Minor Plat Type of Submittal: Minor Subdivision Pla iling Number: hase Number: Sheet Title: Preparation Date: Revision Date: 02/14/2012 Revision Date: **Revision Date:** Revision Date: Revision Date: Sheet 1 of

12/21/2011 FILE NAME: 2011575SUB

1"=50'

DRAWN BY:

CHECKED BY:

LSP

YORS

ROJECT #: 2011575

SHEET 1 OF 1